

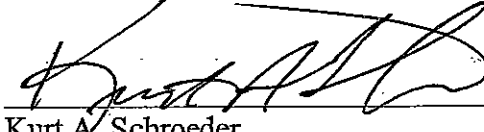
- 2) Impact on existing uses in surrounding areas: The proposed reduction should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of six parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by six spaces, from 47 to 41, is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

The "Development Application" sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Mike Decker, Spangenberg Phillips Architecture, 121 N Mead, Suite 201, Wichita, KS 67202
Kurt Schroeder, OCI
Paul Hays, OCI



Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2006

Gaddis Construction Co. Inc.
7723 Dublin
Wichita, KS 67202

CV Realty LLC
3404 E Central
Wichita, KS 67214

Re: BZA2006-42: Zoning Adjustment to reduce the parking requirement from 47 to 41 spaces in "GO" General Office zoning for redevelopment of the site for a multi-family dwelling, generally located north of E Central and east of Vassar (3414 E Central).

Lot 1, Block A, Grandview Terrace 2nd Addition to Wichita, Sedgwick County, Kansas.

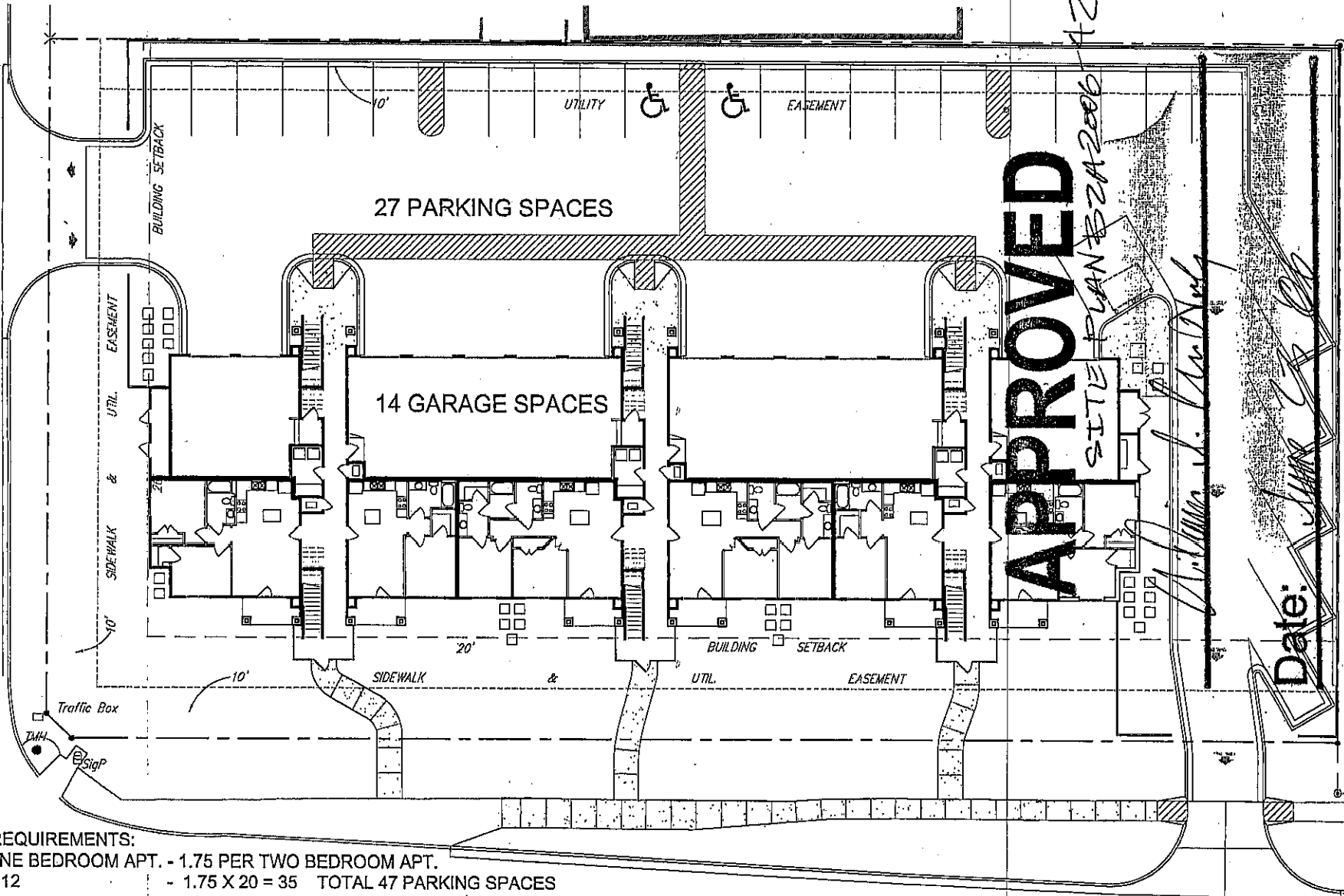
Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to redevelop this site for a multifamily development. Your site plan indicates 41 parking spaces, six fewer than the number of parking spaces required by the Unified Zoning Code, a reduction of 13%. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement to 41 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 25% when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

VASSAR AVE.



PARKING REQUIREMENTS:
 1.25 PER ONE BEDROOM APT. - 1.75 PER TWO BEDROOM APT.
 1.25 X 10 = 12 - 1.75 X 20 = 35 TOTAL 47 PARKING SPACES
DESIGN:
 27 EXTERIOR PARKING SPACES + 14 GARAGE SPACES = 41 TOTAL SPACES
ADJUSTMENT:
 REDUCE PARKING REQUIREMENT MINIMUM 12.75% FROM 47 TO 41 SPACES

CENTRAL AVE.

SITE PLAN
0 10'